

- Thank you for the opportunity to appear before this Committee today to provide input on the proposed changes to the Michigan Self Service Storage Act.
- Pogoda Management Co. was founded by Maurice Pogoda over 25 years ago in Farmington Hills, Michigan as a self storage management and brokerage company. We are Michigan owned and operated. Presently, Pogoda Management Co. manages nearly 40 self storage facilities in Michigan making it the largest self storage operator in the state. Nationally, Pogoda is among the 25 largest self storage companies in the country.
- We are deeply proud of our tenants in the armed forces.
- We believe we provide them with a safe place to store their belongings while serving their country eliminating

one concern they have at a time when they have many other things on their minds.

- We believe the proposed changes to the Michigan Self Service Storage Act regarding members of the armed forces serving on overseas assignments are fair and reasonable to both members of the military and to self storage operators.
- We believe the proposed changes to the Act reflect the spirit of the federal Service Members Civil Relief Act as it was revised in 2003.
- We believe the proposed changes to the Michigan Self Storage Service Act provide safeguards to members of the military which are not included in the current law.
- One of the most important additions to the Act is to allow the use of email and the internet to provide notices to military and other tenants.

- The current Self Service Storage Act requires that a tenant, including military personnel, whose property is going into the auction process due to non-payment of rent be notified by US mail and notices in a general circulation newspaper in the area where the self storage facility is located.
- However, such mailed and published notices may not reach a member of the military stationed overseas in a timely manner. As a result, their belongings may be sold just because we are unable to effectively communicate with them while they are serving their country.
- Technology can give us another method to communicate with anyone regardless of where they are located.

- According to a recent study by the UCLA Center for Communication Policy:
 - 72% of all Americans use the internet
 - 88% of Americans who use the internet use email
- Members of the armed services regardless of where they are stationed generally have access to the internet. They can check their emails from even the most remote parts of the world where delivery of physical mail can be difficult or sporadic. They can correspond via the web with their family and friends. They can also access web sites posted on the internet.
- Allowing self storage operators to use email and internet sites for notifications significantly increases the probability that we will be able to be in contact with our military tenants and resolve delinquent rent issues. We

never want to sell anyone's belongings. But we cannot solve a problem if we cannot communicate with the tenant.

- There is no doubt that using the internet for communication has in large part already become as common as picking up a telephone and making a call was for our parents.
- The world is quickly heading to general reliance on electronic media. We are very impressed and applaud the Michigan House of Representatives for moving our state forward into the 21st century.

Thank you.